

## **ARTICLE VI USE REQUIREMENTS BY DISTRICT**

### **6.1 - R-1 LOW DENSITY RESIDENTIAL DISTRICT**

#### **6.1.1 PERMITTED USES:**

Within the R-1 Low Density Residential District the following uses are permitted:

- 6.1.1.1 Single-family residences;
- 6.1.1.2 Customary general farming, but not the raising of farm animals or poultry;
- 6.1.1.3 Public utility stations, provided all lot area requirements of the district in which they are located are met;
- 6.1.1.4 Municipal, county, state, or federal buildings or land uses;
- 6.1.1.5 Group homes for eight (8) or fewer unrelated mentally retarded, mentally handicapped, or physically handicapped residents, which may include two (2) additional persons, approved by the licensing agency to act as houseparents or guardians, and who need not be related, provided that:
  - A. Prior to admission to the facility, all resident applicants are screened by the appropriate sponsoring agency, such as Watauga Mental Health Center or Dawn of Hope, in order to exclude violence-prone or other potentially dangerous persons;
  - B. The facility is fully licensed/certified by the appropriate overseeing state agency (e.g. the State Department of Mental Health and Mental Retardation);
  - C. The facility is operated as a residential home only and does not include teaching or training activities for non-residents; and
  - D. The facility is located not closer than one thousand three hundred and twenty (1,320) feet to any other group home or temporary shelter.

#### **6.1.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTIONS:**

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.1.2.1 Schools offering general education, churches with parish houses, and Sunday school buildings, provided:

- A. They are located on an arterial or collector street; and
- B. The buildings are placed not less than thirty (30) feet from side property lines.

6.1.2.2 Day-care centers established to offer instruction to persons of pre-school, elementary, and secondary school age, provided:

- A. The facility meets all requirements imposed by the state licensing board, including, but not limited to, maximum allowable enrollment, adequate play and work space, and noise and safety controls;
- B. Excessive noise shall be controlled by such means as enclosure, screening, and/or play yard supervision to not unduly interfere with the use and enjoyment of surrounding properties;
- C. The facility shall be located on an arterial or collector street;
- D. A paved driveway for the off-street loading and unloading of children provides a separate entrance and exit to and from the property from an arterial or collector street, without backing into the street;
- E. The property shall contain a minimum of one and one-half (1.5) acres; and
- F. Parking shall not be permitted in the required front yard.

6.1.2.3 Alternative tower structures

6.1.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.1.3.1 Minimum Lot Size:

- A. Minimum lot size shall be 21,780 square feet.
- B. Minimum lot width shall be one hundred (100) feet at the front building line.

6.1.3.2 Yard Area:

- A. Front Yard:  
Minimum front yard setback shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial	70 feet
Collector	60 feet
All other	50 feet

- B. Side Yards:  
Minimum side yard setback shall be fifteen (15) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-five (25) feet for a three-story building.
- C. Rear Yard:  
Minimum rear yard setback shall be thirty (30) feet.

6.1.4 MAXIMUM LOT COVERAGE:  
The principal building and all accessory buildings shall cover not more than thirty (30) percent of the total lot area.

6.1.5 HEIGHT REGULATIONS:  
Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.

6.1.6 SIDEWALK REQUIREMENT:  
Sidewalks shall be required along the public street frontages of churches, day-care centers, government buildings, public utility stations, and schools in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.